



## Wylie City Council

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### Minutes

#### Wylie City Council Meeting

Tuesday, January 27, 2015 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

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#### CALL TO ORDER

*Announce the presence of a Quorum.*

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Carole Ehrlich took roll call with the following City Council members present: Mayor Eric Hogue, Mayor pro tem Keith Stephens, Councilman Nathan Scott, Councilman Bennie Jones, Councilman David Dahl, Councilman Todd Wintters, and Councilman William Whitney III.

Staff present were: City Manager, Mindy Manson; Fire Chief, Brent Parker; Planning Director, Renae' Ollie; City Engineer, Chris Holsted; Finance Director, Linda Bantz; Public Services Director, Mike Sferra; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly; and various support staff.

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Raymond H. Perry representing the Trinity Friendship Baptist Church gave the invocation and Pastor Jeff Denton representing the Waterbrook Bible Church led the Pledge of Allegiance.

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#### PRESENTATIONS

- Proclamation for Black History Month

Mayor Hogue presented a proclamation designating February 2015 as Black History Month. Pastor Raymond H. Perry, representing the Trinity Friendship Baptist Church, was present to accept the proclamation.

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#### CITIZENS COMMENTS ON NON-AGENDA ITEMS

*Residents may address Council regarding an item that is not listed on the Agenda. Residents must provide their name and address. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

Mayor Hogue announced that the City had been honored with an "A" in government transparency and public notices from the Dallas Morning News.

Councilman Jones announced that he had attended the Martin Luther King Day in Crystal City.

### **CONSENT AGENDA**

*All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider, and act upon, approval of the Minutes of the January 13, 2015 Regular Meeting of the Wylie City Council. *(C. Ehrlich, City Secretary)*
- B. Consider, and place on file, the City of Wylie Monthly Investment Report for December 31, 2014. *(L. Bantz, Finance Director)*
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for December 31, 2014. *(L. Bantz, Finance Director)*
- D. Consider, and act upon, Resolution No. 2015-04(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall counties, Texas, ordering the general election to be administered by the Rockwall County elections administrator on May 09, 2015, for the purpose of electing the positions of two (2) Members, (Place 2 and Place 4), to the Wylie City Council, to hold office for a period of three (3) years; designating locations of polling places; designating filing deadlines; ordering notices of election to be given as prescribed by law in connection with such election; and appointing election judges. *(C. Ehrlich, City Secretary)*
- E. Consider, and act upon, an Election Contract by and between the City of Wylie and the Rockwall County Elections Administrator for administration of the May 09, 2015 Wylie General Election. *(C. Ehrlich, City Secretary)*
- F. Consider, and act upon, the monthly Revenue and Expense Report for the Wylie Economic Development Corporation as of December 31, 2014. *(S. Satterwhite, WEDC Director)*
- G. Consider, and act upon, Ordinance No. 2015-07 of the City of Wylie, amending Ordinance No. 2014-30 (2014-2015 Budget) and approving an appropriation of funds in the amount of \$42,000.00 for the General Fund (Wylie Fire Rescue) for the purpose of purchasing a vehicle for Wylie Fire Rescue; providing for repealing, savings and severability clauses; and providing for an effective date of this Ordinance. *(B. Parker, Fire Chief)*
- H. Consider, and act upon, approval of a Final Plat for Creekside South Apartments, Lot 1, Block A, creating a single lot, for the development of a 252 unit multi-family complex, generally located north of McMillen Road and west of Lewis Drive within the Creekside Subdivision. *(R. Ollie, Planning and Zoning Director)*
- I. Consider, and act upon, Ordinance No. 2015-08, amending regulations to Zoning Ordinance No. 2009-24, Article 6, Section 6.3 as it relates to design standards within the Downtown Historic District (ZC 2014-06). *(R. Ollie, Planning and Zoning Director)*

- J. Consider, and act upon, Ordinance No. 2015-09, amending regulations to Zoning Ordinance No. 2009-24, Article 6, Section 6.3 as it relates to district boundaries within the Downtown Historic District (ZC 2014-06). *(R. Ollie, Planning and Zoning Director)*
- K. Consider, and act upon, Ordinance No. 2015-10 of the City of Wylie, amending Ordinance No. 2014-30 (2014-2015 Budget) and approving an appropriation of funds in the amount of \$21,232.86 for the General Fund for the purpose of funding the costs associated with purchasing (3) Panasonic Toughpad computers and (3) ICS licenses for the Special Investigative Unit; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance. *(Lt. A. Henderson, Police Department)*
- L. Consider, and act upon, the purchase of Shadesure® shade covers, warranties and installation from Shade Structures Inc. (dba USA Shade & Fabric Structures) in the amount of \$57,484.00 for Community Park through the use of a cooperative purchasing contract with the National Joint Powers Alliance Cooperative (NJPA) contract #022113-LTS/Wylie Agreement #W2015-38-I; and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*

#### **Council Action**

A motion was made by Councilman Winters, seconded by Councilman Scott to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

#### **REGULAR AGENDA**

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1. Hold a Public Hearing and consider, and act upon, approval of a Replat for Waterbrook Bible Fellowship Block A, Lot 1R; a Worship Facility located northeast of Thomas Street and Laney Earl Hale Street (507 Thomas Street). *(R. Ollie, Planning and Zoning Director)*

#### **Staff Comments**

Planning Director Ollie addressed Council stating that the purpose for the replat is to dedicate necessary fire lane and utility easement to accommodate a 7,400 s.f. addition to the existing campus.

#### **Public Hearing**

Mayor Hogue opened the public hearing on Item #1 at 6:22 p.m. asking anyone present wishing to address Council on this item to come forward.

No one was present to address Council during the public hearing.

Mayor Hogue closed the public hearing at 6:23 p.m.

#### **Council Action**

A motion was made by Councilman Dahl, seconded by Mayor pro tem Stephens to approve the replat for Waterbrook Bible Fellowship Block A, Lot 1R; a Worship Facility located northeast of Thomas Street and Laney Earl Hale Street (507 Thomas Street). A vote was taken and the motion passed 7-0.

2. **Consider, and act upon, acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2013-2014 after a presentation by the audit firm of Weaver L.L.P. (L. Bantz, Finance Director)**

**Staff/Auditor Comments**

Finance Director Bantz addressed Council stating that the City Charter in Article VII, Municipal Finance, Section 13: Independent Audit requires that at the end of the fiscal year an independent audit be made of all accounts of the City by a certified public accountant. In compliance with the City Charter, our outside auditor, Bantz explained that Weaver had performed an audit as of September 30, 2014. This is the seventh year for the audit to be performed by Weaver since they were selected to continue as the City's independent auditors after an RFP process was done during 2014.

Bantz introduced John DeBurro, CPA and Senior Manager for Weaver. Mr. DeBurro provided a short presentation of the 2013-2014 CAFR. He reported that Weaver had found the audit to be an unmodified opinion. He explained that Weaver had issued the Independent Auditor's Report on Internal Control over Financial Reporting and on compliance and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. An unmodified report is the best reporting a city can receive where no deficiencies were found. Mr. DeBurro reviewed some of the highlights of FY2013-2014 CAFR with council and those present. A complete copy of the FY 2013-2014 CAFR is on file for review.

**Council Action**

A motion was made by Councilman Scott, seconded by Councilman Jones to accept the Comprehensive Annual Financial Report (CAFR) for FY 2013-2014 by the audit firm of Weaver L.L.P. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, Resolution No. 2015-05(R) authorizing the City Manager to execute an Interlocal Cooperation Agreement between the City of Wylie and the Seis Lagos Utility District for ambulance and paramedic services. (B. Parker, Fire Chief)**

**Staff/Council Discussion**

Fire Chief Parker addressed Council stating that Lucas Fire Department provided Seis Lagos fire, first responder, and ambulance services for many years. In October of 2014, Seis Lagos and the Lucas Fire Department were unable to reach a mutual agreement regarding ambulance service.

Chief Parker explained Seis Lagos approached the Southeast Collin County EMS Coalition (SECCEMSC) requesting to join the Coalition. Although the SECCEMSC had provided service to Seis Lagos through the agreement with Lucas, the Coalition was not looking to add members. Parker explained due to the limited number of ambulance calls to Seis Lagos (average 17 per year), Wylie Fire Rescue feels they can accommodate Seis Lagos until a long term agreement can be reached with either Lucas Fire Department or the coalition.

ETMC is currently staffing one and a half ambulances in the Coalition. The half ambulance (placed in service approximately a year ago) has dramatically reduced the number of back-up ambulance calls which leaves these ambulances available for calls to support the Coalition, other mutual aid requests, and/or Seis Lagos.

Parker stated the Coalition recommends providing service to Seis Lagos using the back-up ambulances. Wylie will support Seis Lagos with an ambulance for a period of only 180 days to allow time for Seis Lagos to work out an agreement with the city of Lucas. Seis Lagos will pay \$8,000.00 for six months, with an option for a six month extension. If the contract is extended, Seis Lagos will pay an additional \$8,000.00 to cover Wylie's costs for the term of the extension.

Mayor Hogue asked Chief Parker, if the City continues to service areas outside the City, how long is it before response time for our City is affected. Chief Parker explained Lucas was a member of the Coalition but decided to resend their membership leaving Seis Lagos without support from Lucas which is within their district. At this time Seis Lagos is trying to request an interlocal agreement for EMS service from Lucas but no terms have been agreed upon. Parker noted that since the inception of the Coalition many years ago, the average EMS calls to Seis Lagos have been around 17 per year. Parker stated in his opinion it did not add an additional burden on the City for EMS service.

Mayor Hogue asked why a six month agreement with Seis Lagos was proposed. Parker replied the City was trying to provide EMS service for a short period to give time for Lucas and Seis Lagos to work out an agreement.

Mayor Hogue asked when does the City stop taking agreements with jurisdictions outside the City of Wylie. Mayor Hogue stated that his concern was the eventual impact it would have on our service levels to our citizens. Councilman Jones stated that the proposed agreement should be short term and ultimately an agreement worked out between the city of Lucas and Seis Lagos.

Mayor Hogue asked how the agreement addressed extensions to the contract. Parker replied that the contract could be extended automatically if cancellation was not requested by either party. Mayor Hogue stated that he would like to see any extensions come back before the Council for consideration.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Scott to approve Resolution No. 2015-05(R) authorizing the City Manager to execute an Interlocal Cooperation Agreement between the City of Wylie and the Seis Lagos Utility District for ambulance and paramedic services for 180 days and any extension to the contract be brought back for Council consideration. A vote was taken and the motion passed 7-0.

### **Presentation of the Wylie Economic Development Corporation Annual Report.**

4. Consider, and place on file, the 2014 Wylie Economic Development Corporation Annual Report. (*S. Satterwhite, WEDC Director*)

### **Staff Comments**

WEDC Executive Director Satterwhite addressed Council with a report of 2014 WEDC activities as required by WEDC Bylaws. In summarizing the WEDC financial condition, Satterwhite indicated that sales tax receipts were up 4.1% over 2013 totaling \$1,932,632. Additional income from the lease of WEDC buildings equaled \$126,650 and \$11,959 from a loan receivable. Satterwhite noted an ending fund balance of \$2,651,986 existed as of September 31, 2014. Satterwhite reported the audit firm of Weaver, LLP found no irregularities and had no recommendations for changes to accounting practices.

In addressing large retail centers, Satterwhite indicated that sales tax receipts are growing at a double digit percentage rate within Woodridge Crossing, and that Woodbridge Centre lease space is approximately 80% occupied. Among the many retail concepts added with Woodbridge Centre in 2014 was the stand alone restaurant concept, The Rock Wood Fired Pizza, which is reportedly leading in sales company wide.

It was further reported that Ascend Custom Extrusion exercised its purchase option on its Martinez plant fully removing the WEDC from all financial obligations associated with the project. Also, staff reported that all negotiations with Exco have been finalized clearing the way

for construction of its 30,000 square foot manufacturing plant with a project value of \$7.5 mm. The WEDC also entered into six additional Performance Agreements in 2014 totaling \$3.9 mm and 32,000 square feet of new commercial facilities.

Satterwhite reported 2015 goals and objectives centered around a continued partnership with KCS in the future development of 250 acres of land zoned light industrial and adjacent to their intermodal improvements. Other tasks slated for 2015 included the attraction of a hotel and master planning WEDC property recently purchased on Jackson Street to expand commercial activities benefitting Historic Downtown Wylie.

The Mayor and Council encouraged Satterwhite to stay focused on KCS and continue to make progress on areas slated for redevelopment near Industrial Court.

### **READING OF ORDINANCES**

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*Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.*

City Secretary Ehrlich read the captions to Ordinance No.'s 2015-07, 2015-08, 2015-09, and 2015-10 into the official records.

Mayor Hogue convened into work session at 7:55 p.m.

### **WORK SESSION**

- **Hold a joint work session with the WEDC Board of Directors to discuss master planning 19 acres of commercial property owned by the City of Wylie located near the intersection of F.M. 544 and Sanden Boulevard. (S. Satterwhite, WEDC Director)**

WEDC and Planning staff, along with PBK Architects, presented to Council development options for a City-owned 19 acre tract located near the intersection of Sanden and F.M. 544. PBK described, with the help of architectural renderings, a mixed-use plan built around the anchor of a multi-story office or hotel. WEDC staff commented that in order to maximize the use of the property there must be an anchor, such as an office building, to attract other ancillary uses such as retail, professional, and residential uses. PBK representatives added that in order to support the desired density, a three to four story parking structure would be required.

Mayor Hogue commented that while this is only a preliminary concept, this type of vision is what he is looking for. Each individual Councilman also supported this type of vision. Mayor Hogue directed staff to seek out professional assistance in developing a feasibility study so that Council is realistic in their expectations as to what type of uses this property and the Wylie market can support.

Council members also directed staff to identify opportunities to utilize City property to the north for access to open space to compliment the commercial opportunities presented.

### **RECONVENE INTO REGULAR SESSION**

Mayor Hogue reconvened into Regular Session at 8:15 p.m.

Mayor Hogue convened into Executive Session reading the caption below at 8:20 p.m.

## **EXECUTIVE SESSION**

*Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:*

### **§§Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.**

This chapter does not require a governmental body to conduct an open meeting:

- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
- (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- **City Manager Evaluation.** (*M. Manson, City Manager*)

## **RECONVENE INTO REGULAR SESSION**

*Take any action as a result from Executive Session.*


Mayor Hogue reconvened into Regular Session at 9:50 p.m.

Mayor Hogue announced that City Council had reviewed the City Manager's annual evaluation in Executive Session and stated the Council appreciates the continued work and support Mindy Manson has provided. Mayor Hogue explained, this is why Ms. Manson continues to be one of the longest serving City Managers in the City's history.

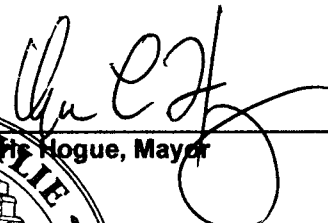
## **ADJOURNMENT**

A motion was made by Councilman Jones, seconded by Councilman Dahl to adjourn the meeting at 10:05 p.m. A vote was taken and the motion passed 7-0.

ATTEST:

  
Carole Ehrlich, City Secretary



  
Mayor Hogue, Mayor